

# Ratio Study Narrative 2023

General Information	
<b>County Name</b>	Warrick

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Scott Carden	937-684-6564	scott.carden@tylertech.com	Tyler Technologies

<b>Sales Window</b>	1/1/2022 to 12/31/2022
<b>If more than one year of sales were used, was a time adjustment applied?</b>	<b>If no, please explain why not.</b>
	N/A
	<b>If yes, please explain the method used to calculate the adjustment.</b>
	N/A

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Groupings
<p><b>Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.</b>  <b>**Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department**</b></p>
<p>Residential Improved:            Owen/Skelton Townships have been grouped together for their similar economic factors and location in the Northeast portion of the county. All other townships are grouped by themselves. Lane Township did not have any Res Imp sales.</p> <p>Residential Vacant:            Hart/Owen/Lane/Skelton Townships were combined due to being some of the more rural townships in Warrick. All other townships were grouped by themselves. Anderson did not have any Res Vac sales.</p> <p>Commercial/Industrial Improved:            With the exception of Ohio Township, all townships Com Imp &amp; Ind Imp sales were grouped together as they share similar styles and building materials.</p> <p>Commercial/Industrial Vacant:            All Com Vac &amp; Ind Vac sales were grouped together. There were only 3 sales outside of Ohio Township and all 3 were in Greer Township.</p>

AV Increases/Decreases		
If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.		
Property Type	Townships Impacted	Explanation
Commercial Improved	Campbell Township Hart Township Ohio Township Skelton Township	<p>Campbell Twp. – Increased 11.9% or \$116,900. Parcel 87-08-08-400-043.000-006 had new construction added.</p> <p>Hart Twp. – Increased 16.3% or \$1,112,900. The increase was due to land rates &amp; building factor adjustments based on trending analysis.</p> <p>Ohio Twp. – Increased 10% or \$60,277,300. New parcels and parcels moving from various class codes to Com Imp were a big reason for this increase; these parcels accounted for \$25,029,000 or 41% of the total increase.</p>

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		<p>Skelton Twp. – Increase 12.8% or \$81,300. Land use adjustments were made to parcel 87-10-10-100-001.000-017 increasing it \$42,800 &amp; parcel 87-11-18-302-006.000-018 had new construction. These two parcels accounted for \$78,000 or 96% of the total increase.</p>
<b>Commercial Vacant</b>	<p>Hart Township Ohio Township Pigeon Township</p>	<p>Hart Twp. – Increase by 129.3% or \$189,000. Land allocation was adjusted on two parcels accounting for \$190,700 increase. 87-05-03-306-028.000-010 87-05-03-306-061.000-010</p> <p>Ohio Twp. – Increased 48.3% or \$8,896,700. 3 new parcels were created, 5 parcels with various class code changes to Com Vac. and land allocation changes on parcels 87-12-29-200-017.000-019 &amp; 87-12-21-300-013.000-019 were made. These 10 parcels accounted for \$5,451,200 or 61% of the total increase.</p> <p>Pigeon Twp. – Decrease of 59.5% or \$5,000. 2 Parcels moved from Res Vac to Com Vac, which decreased their values. 87-03-32-302-012.000-016 87-03-32-302-013.000-016</p>
<b>Industrial Improved</b>	<p>Anderson Township Ohio Township</p>	<p>Anderson Twp. – Increase of 30.9% or \$19,132,300. The increase in this township is from the large ALCOA/Kaiser aluminum industrial plant review this year. Values have not been finalized at this time, but values are anticipated to be less than they are now, which should put Anderson Twp. under the 10% increase mark.</p>

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		<p>Ohio Twp. – Increased 13.8% or \$5,912,200. District 020 was part of cyclical review for phase I. Land rates and market factor adjustments were made based on the land order and trending analysis. Also, parcel 87-13-19-200-008.000-019 had new construction added that increased the parcel \$1,001,200.</p>
<p><b>Industrial Vacant</b></p>	<p>Anderson Township Greer Township Hart Township Ohio Township</p>	<p>Anderson Twp. – Decreased 35.6% or \$5,313,500. Parcel 87-16-08-401-002.000-001 had improvements removed and accounted for 98% of the total decrease. This parcel is also part of the still on-going ALCOA/Kaiser plant review mentioned in the previous section.</p> <p>Greer Twp. – Increased 491.6% or \$935,000. 2 new parcels totaling \$709,000 or 76% of the total increase. Various class code changes also contributed to this increase.</p> <p>Hart Twp. – Increased 74.2% or \$80,400. 2 parcels land allocation changed resulting in the increase. 87-05-08-300-004.000-009 87-05-08-400-006.000-009</p> <p>Ohio Twp. – Increased 23.9% or \$302,400. District 020 was part of cyclical review for phase I. Land rates and market factor adjustments were made based on the land order and trending analysis. Land allocation adjustment were made to parcel 87-13-19-100-051.000-019, which was a \$151,000 increase or 50% of the total increase.</p>

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<p><b>Residential Improved</b></p>	<p>Anderson Township          Boon Township          Campbell Township          Greer Township          Hart Township          Owen Township          Pigeon Township          Skelton Township</p>	<p>Anderson Twp. – Increased 12.8% or \$10,082,900. Anderson was part of the cyclical review phase I; land rates and market factor adjustments were made based on the land order and trending analysis. 4 new parcels and 3 parcels had new construction added, which accounted for \$1,803,500 of the total increase.</p> <p>Boon Twp. – Increased 13.7% or \$127,101,300. Districts 002 &amp; 005 were a part of phase I review; land rates and market factor adjustments were made based on the land order and trending analysis. Also, 30 new parcels were added and 75 parcels from various class codes changed to now be Res Imp; these accounted for \$35,251,900 or 28% of the total increase.</p> <p>Campbell Twp. – Increased 26.2% or \$28,620,200. 8 new parcels &amp; 12 parcels with various class codes moved to Res Imp; these 20 parcels accounted for \$9,738,000 or 34% of the total increase. Land rates were also adjusted based on trending analysis.</p> <p>Greer Twp. – Increased 10.3% or \$11,510,900. Land rates were adjusted based on trending analysis. 1 new parcel was created and 9 parcels from various class codes moved to Res Imp; these 10 parcels accounted for \$1,905,900 or 17% of the total increase.</p>
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		<p>Hart Twp. – Increased 25.2% or \$22,119,300. Land rates and building factors were adjusted from trending analysis. 1 new parcel and 7 parcels with various class codes moved to Res Imp.</p> <p>Owen Twp. – Increased 20% or \$5,147,000. Land rates and building factors increased from trending analysis. 1 new parcel was added.</p> <p>Pigeon Twp. – Increased 31.1% or \$13,844,300. Land rates and building factors increased from trending. 4 parcels with various class codes moved to Res Imp, which accounted for \$638,800.</p> <p>Skelton Twp. – Increased 20.4% or \$15,954,900. Land rates and building factors increased from trending analysis. 2 new parcels were created and 4 parcels from various class codes moved to Res Imp, these 6 parcels accounted for \$1,157,800.</p>
<p><b>Residential Vacant</b></p>	<p>Anderson Township Boon Township Campbell Township Hart Township Lane Township Ohio Township Owen Township Pigeon Township Skelton Township</p>	<p>Anderson Twp. – Increased 66.7% or \$2,530,300. A land order was completed as Anderson is part of the phase I review area and land rates were adjusted. 1 new parcel was created as well.</p> <p>Boon Twp. – Increased 88.4% or \$29,879,500. Districts 002 &amp; 005 were a part of phase I review, so a land order was completed for these areas and land rates and factors were adjusted accordingly. 149 new construction parcels were added &amp; 11 parcels from various class codes moved to Res Vac. These 160 parcels accounted for \$7,462,800 or 26% of the total increase.</p>

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		<p>Campbell Twp. – Increased 119.5% or \$19,935,900. This township is growing fast and becoming a high demand area. Land is selling at a much higher rate and land rates increased based on trending adjustments. 70 new parcels were added accounting for \$5,590,200 or 30% of the total increase amount.</p> <p>Hart Twp. – Increased 136.5% or \$17,682,200. Land rate adjustments were made based on trending analysis. Also, 5 new parcels were added &amp; 4 parcels from various class coded moved to Res Vac.</p> <p>Lane Twp. – Increased 15.9% or \$421,500. Land rates were adjusted based on trending analysis. 2 parcels moved from various class codes to Res Vac.</p> <p>Ohio Twp. – Increased 33.7% or \$11,300,900. District 020 was part of cyclical review for phase I. Land rates and market factor adjustments were made based on the land order and trending analysis. 133 new parcels were added &amp; 13 parcels moved from Res Imp to Res Vac, these 146 parcels accounted for \$1,713,700 of the total increase.</p> <p>Owen Twp. – Increased 21.3% or \$1,150,600. Land rates were adjusted based on trending analysis. 4 new parcels and 2 parcels moving from Ag Vac to Res Vac accounted for \$425,100 or 37% of the total increase.</p>
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		<p>Pigeon Twp. – Increased 59.4% or \$2,158,100. Land rates increased based on trending analysis. 1 new parcel was created and 1 parcel moved from Res Imp to Res Vac. These two parcels accounted for \$107,500.</p> <p>Skelton Twp. – Increased 56.8% or \$1,893,900. Land rates increased based on trending analysis. 3 parcels with various class codes moved to Res Imp. These Parcels accounted for \$91,300 of the total increase.</p>
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### **Cyclical Reassessment**

**Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.**

Anderson Township

Boon Township  
 -Districts 002  
 -District 005

Ohio Township  
 -Districts 020  
 -District 019 (Neighborhoods 5019001, 5019002 & 5019015)

**Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.**

A land order was completed for the phase I review areas. So, 25% of the whole land order was completed. With each review phase another 25% will get completed. At the end of phase IV, the land order will be 100% complete.

Phase I – 25%  
 Phase II – 25%  
 Phase III – 25%  
 Phase IV – 25%

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## Comments

**In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.**

Anderson Township is home to a very large aluminum industrial plant, ALCOA & Kaiser. The valuation of this property is still ongoing, but nearing the end. It has taken longer than anticipated to obtain some of the needed information requested for our valuation purposes.

Non-Sale parcels – Warrick's SOP has been that if the sales in any given market area are indicating effective year increases, Warrick will look at increasing effective ages to a specific year of non-sales also as long as there is adequate representation. Parcels with a condition of "Fair" or higher are only adjusted with a minimum effective age; nothing with "Poor" or lower condition is affected.